



PLANNING DEPARTMENT

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.871.3300
Fax 440.617.4324

**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 17, 2021**

Present: Brad Lamb, Nick Nunnari, Lauren Falcone, Duane Van Dyke, Matt Jones
Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 7:00 p.m. by Chairman Lamb.

OLD BUSINESS

Aldi's Lot Split & Assembly, 30700 Detroit Rd., PP#21118019 & 027, rep. R. Pichola, Ward 5, tabled 4/5/21

Mr. Bedell advised the motion for the lot split and assembly was missed at the last meeting and is needed.

Motion: Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the Aldi's lot split & assembly involving permanent parcel numbers 211-18-019 & 027 with the condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code and approval by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Ordinance 2021-16 Conditional Use Permit for a drive-through fast food restaurant (Chick-fil-A), 30115 Detroit Rd., PP#21125002, Ward 5, ref. 3/4/21, tabled 4/12/21

Chick-fil-A Development Plan, 30115 Detroit Rd., PP#21125002, rep. E. Selle, Ward 5, tabled 4/12/21

Ms. Selle and Mr. Lark explained revisions to the proposal. They provided ATM traffic turning radius and cross access plans. It is estimated that there would be approximately 130 vehicles at the ATM daily during a 24 hour period. Canopy renderings showing the view from the street were provided as well as dumpster details. The sidewalk connection was moved. They reviewed the drive-thru at other locations and this location. Mr. Bedell reviewed his staff memo noting there will be a double-stacked drive thru lane for 49 vehicles total' with overflow for 69 vehicles, ordering station on the south side of the lease parcel and window at the east side of the building. He explained that the landlord, Stark Enterprises, is requiring the ATM on this out parcel for Charter One Bank, which is located in the strip. He reviewed the site plan; signage; canopy with hanging heaters and fans; and lighting (additional lighting information is needed). Regarding the signage, a modification is needed for the height of the "C" and if the sign were to be reduced so a modification is not needed, it would be difficult to read.

Discussion ensued regarding the ATM. Mr. Coven from Stark Enterprises was present and explained it is something they need to provide for their tenant; they support the proposed location; and it needs to be visible to patrons. Members of the commission were opposed to the proposed location of the ATM due to traffic flow and requested that it is relocated to another location, which can be approved in the future once designed. The color of the canopy ceiling was discussed as the white ceiling was not desirable as the hanging fans and heaters would be more visible with a white background. It would also illuminate the lighting and stand out. The following other items were discussed: the stacking lanes and overflow stacking; traffic flow; pedestrian crosswalk, the signs as proposed fit the

scale of the building; screening the HVAC with the parapet; are the fans and heaters needed (they are for employees when taking orders outside and requested by the applicant); exiting the stacking lane in an emergency; lighting; the storage area in the dumpster enclosure is used for shovels and similar equipment, not food; and the landscape surrounding the dumpster enclosure.

Findings of Fact (Ord. 2021-16):

1. The proposal is in accordance with 1227.03, Standards for Evaluating Conditional Use Permits.
2. The development plan, also being considered, demonstrates that the proposed conditional use is feasible at this location.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of Ordinance 2021-16 with the condition that approval is subject to an approved development plan.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Lamb, Jones

Nays: Falcone, motion carried

Findings of Fact (Chick-fil-A):

1. A modification to remove the requirement for a six-foot high fence and/or a minimum of twenty feet of landscaping buffer along the side and rear of the parcel containing such facility is acceptable because the Promenade Shopping Center already provides buffering.
2. Parapet walls will provide the proper screening of the rooftop units. If the final specified units are taller than the parapet walls, additional screening will be required.
3. Approval of this development plan is subject to approval of the CUP (ordinance 2021-16).

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Chick-fil-A development plan with the following modifications and conditions:

1. Modification to remove the requirement for a six-foot high fence and/or a minimum of twenty feet of landscaping buffer along the side and rear; for the east driveway to be 24.5' wide; for the flagpole to be in the front yard setback; and to maintain the current 30' front yard setback for parking.
2. Condition that lighting is approved except for the building mounted sconces and canopy fixtures/photometrics that will be resubmitted for administrative approval in accordance with 1230.03; rooftop units will be evaluated during construction with additional screening provided if parapet screening is inadequate; and the secondary freestanding sign (monument sign) is approved for this tenant only.
3. Condition that the improvements plans for the Charter One ATM are not included in this approval.
4. Condition that the canopy ceiling color is not white and the color is administratively approved or returned to planning commission for review.
5. Approval is subject to comments in Part III of the 5/13/21 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Lamb, Jones

Nays: Falcone, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Chick-fil-A sign plan with the following:

1. Modification for the letter height of the wall signs to exceed 48"; to allow the digital menu boards to exceed 33% of the sign face and have more than one color; and to allow the message on the digital menu boards to change more than once but no more than 4 times per day, except for a portion of the menu board that may be used for an order display area.
2. Condition that the menu boards are not operated as animated signs except that the static message may change up to four times per day and as needed for the portion that is the order display area; there shall be not scrolling or flashing of the digital signs; the level of illumination shall not measure more than 10 lumens at three feet from the center of the sign face; and the second side of the building is included in the calculation of the total sign area allotment for this tenant only.

Planning Commission Minutes

May 17, 2021

Page 2 of 5

3. Waiver from the Promenade Master Sign Criteria to allow an additional monument sign for this tenant only and for the wall sign letters to exceed 30" in height.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Lamb, Jones

Nays: Falcone, motion carried

**Westlake Pet Suites Development Plan, 901 Sharon Dr., PP#
21401020, rep. M. Nolan, Ward 1, tabled 4/12/21**

Mr. Nolan, Mr. Jones and Mr. Citsczer were present. It was explained that the building was flipped so the dog play areas would be north of the building and not adjacent to Detroit Road. They reviewed the drainage; updated landscape; screening of the HVAC and mechanical units, which will not be visible; the lime green was removed from the sign package and revised site plan. Mr. Bedell reviewed his staff memo. It was discussed that there are some private dog runs on the east side of the building.

Discussion ensued regarding the following: elevations; signage; gratitude for the redesigned building; color rendering of the street views of the building/site; drainage; tree preservation and landscape with suggested changes for the evergreens to be used.

Findings of Fact:

1. The proposal is an approved conditional use (Ord. 2020-121).
2. The development plan does not require any zoning code modifications.
3. The sign plan requires a small zoning code modification for the location of the monument sign and a redesign of the directional signs to be 3' in height.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Westlake Pet Suites development plan with the following conditions:

1. Condition that rooftop units will be evaluated during construction with additional screening provided if parapet screening is inadequate, lighting will be administratively approved or submitted to the Planning Commission if it does not comply with Section 1230.03, and building elevations names on sheet A6.0 are corrected (north and south elevations are switched).
2. Approval is subject to comments in Part III of the 5/13/21 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Westlake Pet Suites sign plan with the following modification and condition:

1. A modification is granted for the location of the monument sign.
2. Condition that directional signs 'D' and 'E' (welcome signs 'enter' and 'exit') are reduced in height to meet 3' maximum height requirement, the second side of the building (Detroit Road frontage) is included in the calculation of total sign area allotment and the monument sign is relocated at the owners expense if Detroit Road is widened.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

NEW BUSINESS

**Esporta Fitness Sign Plan, 131 Market St., PP#21126070, rep. R.
Levitz, Ward 5**

Mr. Levitz explain the proposal is a rebranding of LA Fitness and reviewed the proposed signage noting it complies with Master Sign Criteria for Crocker Park. Mr. Bedell reviewed his staff memo.

Findings of Fact:

1. The proposed rebranding simply replaces the current signage.
2. Signage that was previously approved and the proposed signage does not require any modifications or conditions.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Esporta Fitness Sign Plan.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Ordinance 2021-30 Code amendment: 1211.04(B)(1) “Accessory Uses” of the Zoning Codes to fences, ref. 4/15/21

Mr. Bedell explained there was as request from a BZA applicant to change the code to allow fences as an accessory use without a main use on a parcel. Ms. Keppler could not attend the meeting and requests the ordinance be tabled to the June 7th meeting.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to table Ordinance 2021-30 to the June 7, 2021 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Sibling Revelry Brewing Site Improvements (patio/fire pits), 29305 Clemens Rd., PP#21122056 rep. B. Kliment

Mr. Matisko explained the proposal is for a stamped concrete patio expansion, and three gas fire pits. Mr. Bedell reviewed his staff memo noting there are no changes for the existing patio or fence.

Findings of Fact:

1. This proposal adds an additional 537 s.f. of stamped concrete pavement and three fire pits to the patio that was approved in 2017, which is still under the maximum size permitted for patios.
2. In 2017, a side yard setback modification was granted for the entire area enclosed by the fence but the design at the time did not include the expanded patio area and fire pits. Therefore, an additional modification for this proposal is needed.
3. The proposal is not expected to impact nearby industrial uses.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Sibling Revelry Brewing Site Improvements (patio/fire pits), with the following modifications and condition:

1. A modification is granted for the patio encroachment into the side yard setback.
2. Approval is subject to comments in Part III of the 5/13/21 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

Costa Oil Sign Plan/Reimaging, 25551 Center Ridge, PP#21525090, rep. D. Guernsey, Ward 2

Mr. Guernsey explained the owner is looking to cover the existing deteriorating colonial architectural fascia feature with an aluminum wrap in black that will have signage on it and modernize the building. The drawing shows orange trim around the doors, and a stripe on the top of the aluminum wrap which is not being used. Mr. Bedell reviewed his staff memo and questioned if the deteriorating wood will be removed or replaced. Mr. Guernsey advised they will work with the building department and comply with their requirements, but it is structurally stable for the wrap.

Discussion ensued on the following: the reimaging of the building and concerns that there will be various architectural styles on the building and changes should be unified; ways to revise the reimaging design; the color of the trim around the windows and if the shutters are being removed (will remain and be painted black).

Findings of Fact:

1. The proposal updates the building and adds signage for Costa Oil.
2. There are no modifications or waivers required.

Motion: Based upon the findings of fact Ms. Falcone moved, seconded by Mr. Van Dyke to approve of the Costa Oil Sign Plan/Reimaging with the following conditions:

1. The trim around the doors will not be painted orange and a stripe will not be added to the top of the wrap.
2. Condition that any painting of the building is submitted for administrative approval.
3. Approval is subject to comments in Part III of the 5/13/21 staff report and approval of the final plans by the Building Department in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Nunnari, Falcone, Lamb, Jones

Nays: None, motion carried

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 9:25 pm. The next meeting is scheduled for Monday, 6/7/2021.

Chairman Brad Lamb

Nicolette Sackman, MMC
Clerk of Commissions

Approved: _____